

ORDINANCE NO. 980205-N

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

3 TRACTS OF LAND OUT OF CARSON CREEK SECTION FOUR SUBDIVISION, FROM "I-SF-2" INTERIM SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT, AND "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "MH-CO" MOBILE HOME RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND "RR" RURAL RESIDENCE DISTRICT FOR THE FLOOD PLAIN AREA, LOCALLY KNOWN AS THAT PROPERTY MORE PARTICULARLY DESCRIBED BELOW, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts and establish a conditional overlay on the property (the "Property") described in File C14-97-0154, as follows:

Tract 1: From "I-SF-2" Interim Single Family Residence (Standard Lot) district to "MH-CO" Mobile Home Residence district-Conditional Overlay combining district.

Lots 1-9, Block A, and Lots 1-14, Block B, Lots 1-20, Block C, Lots 1-24, Block D, and Lots 1-30, Block E, Carson Creek Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 84, Pages 100D-101A, of the Plat Records of Travis County, Texas.

Tract 2A: From "I-RR" Interim Rural Residence district to "MH-CO" Mobile Home Residence district-Conditional Overlay combining district.

Lot 12, Block A, Carson Creek Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 84, Pages 100D-101A, of the Plat Records of Travis County,

Texas, EXCEPT that portion of the lot in the flood plain area, described below as Tract 3, containing 4.6516 acres of land.

Tract 2B: From "I-SF-2" Interim Single Family Residence (Standard Lot) district to "MH-CO" Mobile Home Residence district-Conditional Overlay combining district.

Lots 10-11 and Lots 13-26, Block A, Carson Creek Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 84, Pages 100D-101A, of the Plat Records of Travis County, Texas, EXCEPT that portion of the lots in the flood plain area, described below as Tract 3, containing 4.6516 acres of land.

Tract 3: From "I-SF-2" Interim Single Family Residence (Standard Lot) district and "I-RR" Interim Rural Residence district to "RR" Rural Residence district.

4.6516 acre tract of land out of Carson Creek Section Four Subdivision, in Travis County, Texas, the tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 9300-9509 Carson Creek Boulevard, 9300-9327 Evening Shadows Drive, 1400-1511 Darold Drive, 1400-1511 Estrellas Drive, 1400-1507 Tall Shadows Drive, and 1300-1302 Brandt Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

The number of dwelling units on the Property shall not exceed a density of 150 units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. The Council finds that there is an urgent need by the Owner to facilitate moves of manufactured home owners which have been delayed by errors in Federal Flood Insurance Rate Maps, which constitutes an emergency. Because of this emergency, this

**FIELD NOTE DESCRIPTION
OF 4.6516 ACRES OF LAND
OUT OF SANTIAGO DEL VALLE GRANT
IN TRAVIS COUNTY, TEXAS**

**BEING A PART OF THAT CERTAIN 32.32 ACRES OF LAND CONVEYED TO
HAVARD DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME
6957 PAGE 1667 TRAVIS COUNTY, TEXAS, AND BEING OTHERWISE KNOWN
AS CARSON CREEK SECTION FOUR, A SUBDIVISION OF RECORD IN PLAT
BOOK 84 PAGE 100D-101A TRAVIS COUNTY, TEXAS, AND DESCRIBED AS
FOLLOWS:**

**BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEAST RIGHT-
OF-WAY OF CARSON CREEK BLVD, AND THE SOUTHEAST BOUNDRY OF
SAID SUBDIVISION, FROM WHICH THE MOST EASTERLY CORNER OF SAID
SUBDI-VISION BEARS N 44°44'22" E A DISTANCE OF 100.00'.**

**THENCE LEAVING THE SOUTHEAST BOUNDRY OF THE FORMENTIONED
SUBDIVISION WITH THE NORTHEAST RIGHT-OF-WAY OF CARSON CREEK
BLVD. AND A CURVE WHOSE RADIUS POINT BEARS S 23°27'45" W A
DISTANCE OF 273.41' AND WHOSE CORD BEARS N 85°28'17" W A DISTANCE
OF 177.43' AND HAVING A CENTRAL ANGLE OF 37°52'04".**

**THENCE WITH THE SOUTHERN BOUNDRY OF SAID 4.6516 ACRES THE
FOLLOWING SIX CALLS:**

- 1) N 40°00'44" W A DISTANCE OF 89.45' TO A POINT;
- 2) N 83°22'46" W A DISTANCE OF 20.17' TO A POINT;
- 3) N 84°27'13" W A DISTANCE OF 346.35' TO A POINT;
- 4) N 75°54'19" W A DISTANCE OF 250.00' TO A POINT;
- 5) N 81°03'09" W A DISTANCE OF 348.94' TO A POINT;
- 6) N 81°46'01" W A DISTANCE OF 125.91' TO A POINT;

**THENCE WITH THE NORTHWEST BOUNDRY OF SAID SUBDIVISION AND THE
HEREIN DISCRIBED TRACT THE FOLLOWING TWO CALLS:**

- 1) N 45°30'21" E A DISTANCE OF 81.86' TO A POINT;
- 2) N 44°24'07" E A DISTANCE OF 184.24' TO A POINT;

**THENCE WITH THE NORTHEAST LINE OF HEREIN DISCRIBED TRACT
S 76°04'43" E A DISTANCE OF 636.73' TO A POINT IN THE NORTHEAST
BOUNDRY LINE OF SAID SUBDIVISION.**

EXHIBIT "A"

THENCE WITH SAID SUBDIVISION BOUNDRY LINE AND THE NORTHEAST LINE OF THE HEREIN DISCRIBED TRACT THE FOLLOWING THREE CALLS:

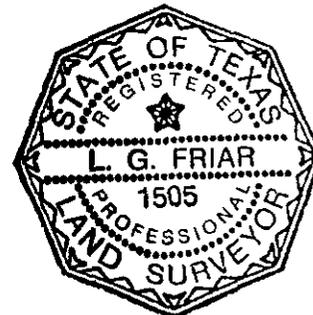
- 1) S 64°46'27" E A DISTANCE OF 120.99' TO A POINT;
- 2) S 65°39'40" E A DISTANCE OF 224.98' TO A POINT;
- 3) S 74°36'40" E A DISTANCE OF 271.28' TO A POINT THE SAME BEING THE MOST EASTERLY CORNER OF SAID SUBDIVISION.

THENCE WITH THE SOUTHEAST BOUNDRY LINE OF SAID SUBDIVISION AND THE HEREIN DISCRIBED TRACT S 44°44'22" W A DISTANCE OF 100.00' TO THE POINT OF BEGINNING AND CONTAINING 4.6516 ACRES OF LAND.

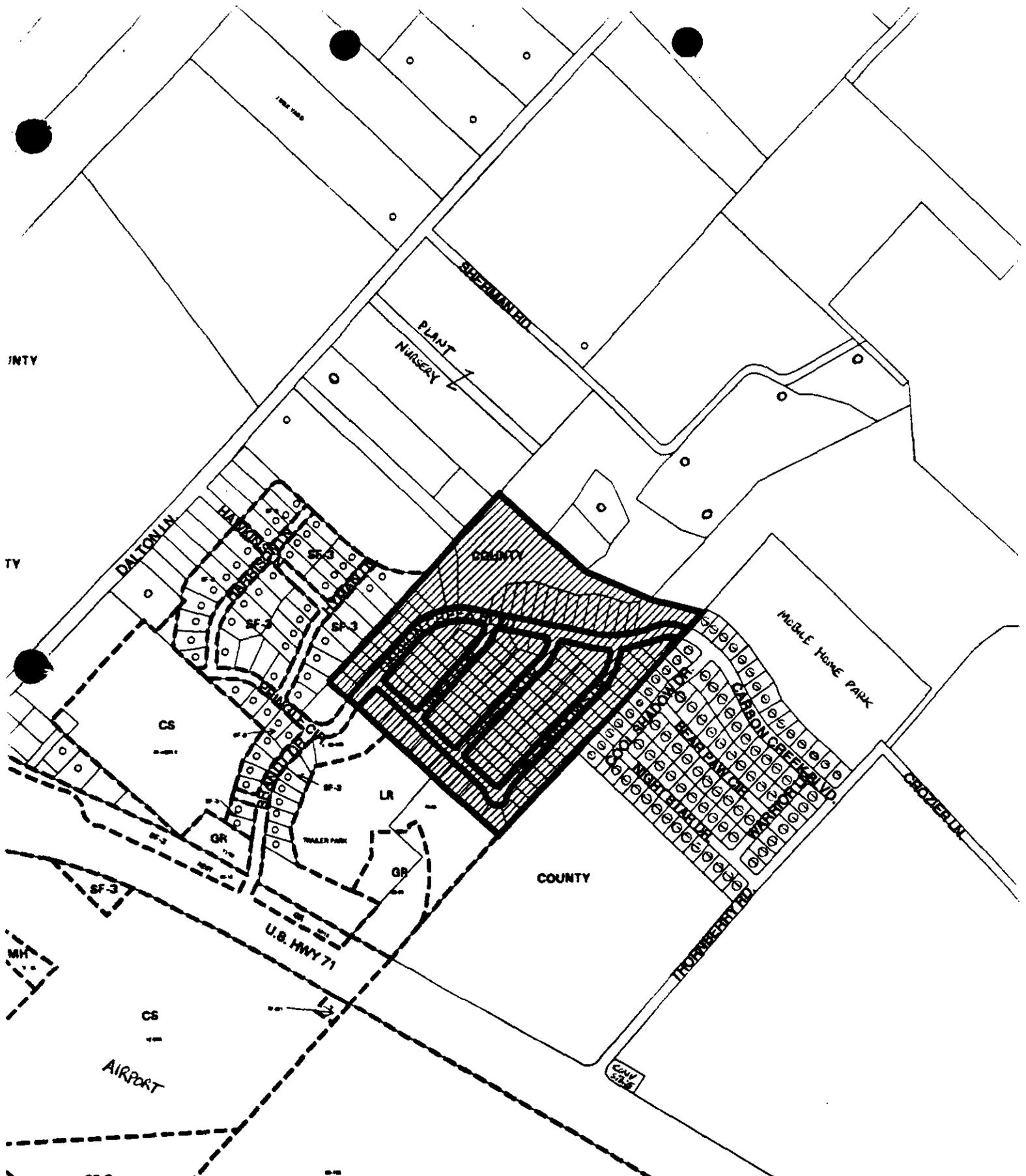
PREPARED FROM RECORD: JANUARY 25 1998

BY:

L. G. Friar
L.G. FRIAR, REG. PROFESSIONAL SURVEYOR NO. 1505
BLANCO, TEXAS



980205-n



INTY

TY

M-7



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G.GUERNSEY

EXHIBIT "B" ZONING
 CASE #: C14-97-0154
 ADDRESS: CARSON CREEK SECTION 4
 SUBJECT AREA (acres): N/A

DATE: 97-12
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 M18

0 2 4 6 8 10

12
Austin American-Statesman

PO#: 980205N
Ad ID#: 3GM400900
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

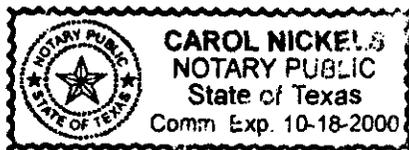
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	3/18/98	Last Published:	3/18/98
Times Published:	1	Classification:	9980
Lines:	22	Cost:	\$61.38

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 18th day of March 1998



Sharon Janak

Carol Nickels

Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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COMPANYING CHAPTER 13-2 OF
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FROM "ISF-2" INTERIM SINGLE FAM-
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